

<b>Address:</b> 1007 JUNCTION RD	DURHAM	NC 27704	<b>Inspection Type:</b> Exterior
<b>Borrower:</b> MILDRED ESTATE	HFN		<b>APN:</b> 168362

**I. Order Information**

Inspection Date:	6/14/2011	Deal Name:		VMA Request ID:	
Client:	GMAC	BPO Vendor:	CoreLogic	Vendor Tracking ID:	6688964
Agent Name:	MICHELE ALEXANDER	Brokerage:	TRI-ALEXANDER PROPERTIES	Agent Phone:	

**II. Subject Property Information**

Occupied:	Vacant	Property Type:	SFD	HOA Fees		Zoning:	Residential
Last Sold Date:		Last Sale Price:		Data Source:	MLS	Currently Listed:	Yes
Agent Name:	Steven Wilson	Initial List Price:	160,000	Initial List Date:	11/12/2010	Current List Price:	158,500
Last Reduction Date:	3/23/2011	MLS #:	1756357	Total Repair Cost:	0	Est. Monthly Rent:	1,000

**SUBJECT PROPERTY COMMENTS / EXTERNAL INFLUENCES:**

Subject is a small bungalow in 3.45 acre lot located in a rural area of mixed values. subject has no obvious exterior damage.

**III. Neighborhood Information**

Location Type:	Suburban	Supply/Demand:	Increasing	Price Trend:	Declining	Local Economic Trend:	Depreciating
Price Range:	110,000	-	124,900	Median Price:	97,000	Avg Marketing Time:	71

**NEIGHBORHOOD COMMENTS:**

Subject is located in a rural area of mixed values. Homes are typically owner occupied. Average days on market for closed homes is 71 days and average days on the market active is 169 days.

**IV. Comparable Properties**

	Subject		Sale 1		Sale 2		Sale 3		Listing 1		Listing 2		Listing 3		
Address	1007 JUNCTION RD		1612 SHERRON RD		1907 WENTZ DR		12911 Boyce Mill Road		4015 CHEEK RD		3510 CHEEK RD		901 ARVIN RD		
	DURHAM NC		DURHAM NC		DURHAM NC		Raleigh NC		DURHAM NC		DURHAM NC		DURHAM NC		
Zip	27704		27703		27703		27613		27704		27704		27704		
Data Source	MLS		MLS		MLS		MLS		MLS		MLS		MLS		
Proximity	3.98		6.35		8		2.15		1.24		1.01				
Sale price	135,700		157,000		107,000										
Sale Date	3/16/2011		1/14/2011		3/16/2011										
Orig. List Price	160,000		149,900		160,000		129,000		110,000		135,000		124,900		
Cur./Final List \$	158,500		145,500		160,000		129,900		110,000		115,000		124,900		
DOM	155		102		56		52		98		258		89		
Lot Size	3.45		2.48		3.26		1.45		.85		4.31		1.14		
View	typical		typical		typical		typical		typical		typical		typical		
Design/Style	Bung/Cott		Bung/Cott		Ranch		Ranch		Bung/Cott		Bung/Cott		Bung/Cott		
Type/#Units	SFD	1	SFD	1	SFD	1	SFD	1	SFD	1	SFD	1	SFD	1	
Age	73		57		35		51		59		54		43		
Condition	Average		Average		Average		Average		Average		Average		Average		
Above Grade SF	1,100		1,368		1,400		900		1,000		1,338		1,275		
# Rooms/Bd/Bth	5	/	2	/	1	6	/	3	/	1	5	/	2	/	1
Basement SF	0		0		1400		0		0		0		616		
% Finished	0 %		0 %		0 %		0 %		0 %		0 %		0 %		
Garage Type	Gar Det		Gar Det		None		Gar Att		Carport		Carport		None		
# Garage Stalls	4		1				1		2		1				
Pool/Spa	no	no	no	no	no	no	no	no	no	no	no	no	no	no	
Other Features	porch,deck		none		deck,porch		deck,porch		deck,		none		deck,patio		
Sales Type	Fair Market		Fair Market		Fair Market		Fair Market		Fair Market		Fair Market		Fair Market		
HOA Fees	0		0		0		0		0		0		0		

**COMPARABLE PROPERTY COMMENTS:**

**Sale 1:** Owner resale in move in condition with detached garage and workshop.

**Sale 2:** Owner resale in good condition located in a rural area of mixed values. has full unfinished basement

**Sale 3:** Ranch in good condition located in a rural area of mixed values.

**List 1:** Owner resale in move in condition located in rural community.

**List 2:** Larger bungalow on a larger lot located in rural Durham county.

**List 3:** Brick ranch with basement located on a rural road.

**V. Marketing Strategy**

'As-Is' Price	Estimated Marketing Time for Subject:	90
Estimated Sale Price: Case 11-80297 Doc 31 Filed 06/20/11		
Recommended List Price: 144,000	144,000	Subject is on a large lot in a rural area of mixed values. Subject has 2 2 car detached garages.

**VI. Repair Estimates**

<b>Category</b>	<b>Comments</b>	<b>Estimated Cost</b>
Roof		
Sliding/Trim		
Windows/Doors		
Paint		
Foundation		
Garage		
Landscaping		
Fence		
Other		
<b>Estimated Exterior Repairs:</b>		
Paint		
Walls/Ceiling		
Floors		
Cabinets/Countertops		
Plumbing		
Electrical		
Heating/AC		
Appliances		
Doors/Trim		
Other		
<b>Estimated Interior Repairs:</b>		
<b>Total Estimated Repairs:</b>		0

**VII. Prior Sales & Listing History**

<b>Date Listed</b>	<b>Date Sold</b>	<b>List Price</b>	<b>Sale Price</b>	<b>Date Source</b>	<b>Notes</b>
11/12/2010		160,000		MLS	Subject is a small bungalow in
11/12/2010		158,500		MLS	Subject is a small bungalow in

**VIII. Additional Comments****BROKER COMMENTS:**

Subject is located in a rural area of mixed values. Subject is on 3.45 acre lot. Tax value of lot is extremely high at 166912. I don't know why the lot value is so high. There is no indication that the lot would be commercial.

**VENDOR COMMENTS:**

\*\*See Addendum\*\*

**DISCLOSURE:**

This is a comparative market analysis and not an appraisal.

Broker Signature

Date

Case 11-80297 Doc 31 Filed 06/20/11 Page 2 of 10

## Addendum

Subject is located in a rural area of mixed values. Subject is on 3.45acre lot. Tax value of lot is extremly high at 166912. I don't know why the lot value is so high. There is no indication that the lot would be commercial.

QC:Comp proximity maps with the view map.

Browsed trulia no suitable comps found.

	TRACKING NUMBER HFN	CoreLogic ORDER NO. 6688964
NAME MILDRED ESTATE	ADDRESS 1007 JUNCTION RD	CITY, STATE, ZIP DURHAM, NC 27704
PHOTOS COMMENT		

Subject Front



Subject Front



Subject Front



ACCOUNT NUMBER [REDACTED]	TRACKING NUMBER HFN	CoreLogic ORDER NO. 6688964
MILDRED ESTATE	ADDRESS 1007 JUNCTION RD	CITY, STATE, ZIP DURHAM, NC 27704
PHOTOS COMMENT [REDACTED]		

Subject House Number



Subject - Other

side



Subject - Other

side



ACCOUNT NUMBER [REDACTED]	TRACKING NUMBER HFN	CoreLogic ORDER NO. 6688964
NAME MILDRED ESTATE	ADDRESS 1007 JUNCTION RD	CITY, STATE, ZIP DURHAM, NC 27704
PHOTOS COMMENT [REDACTED]		

Street View



Street View



Street Sign



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PHOTOS COMMENT		

Listing 1 (4015 CHEEK RD)



Listing 2 (3510 CHEEK RD)



Listing 3 (901 ARVIN RD)



ACCOUNT NUMBER [REDACTED]	TRACKING NUMBER HFN	CoreLogic ORDER NO. 6688964
MILDRED ESTATE	ADDRESS 1007 JUNCTION RD	CITY, STATE, ZIP DURHAM, NC 27704
PHOTOS COMMENT [REDACTED]		

Sold 1 (1612 SHERRON RD)



TMLS

Sold 2 (1907 WENTZ DR)



TMLS

Sold 3 (12911 Boyce Mill Road)



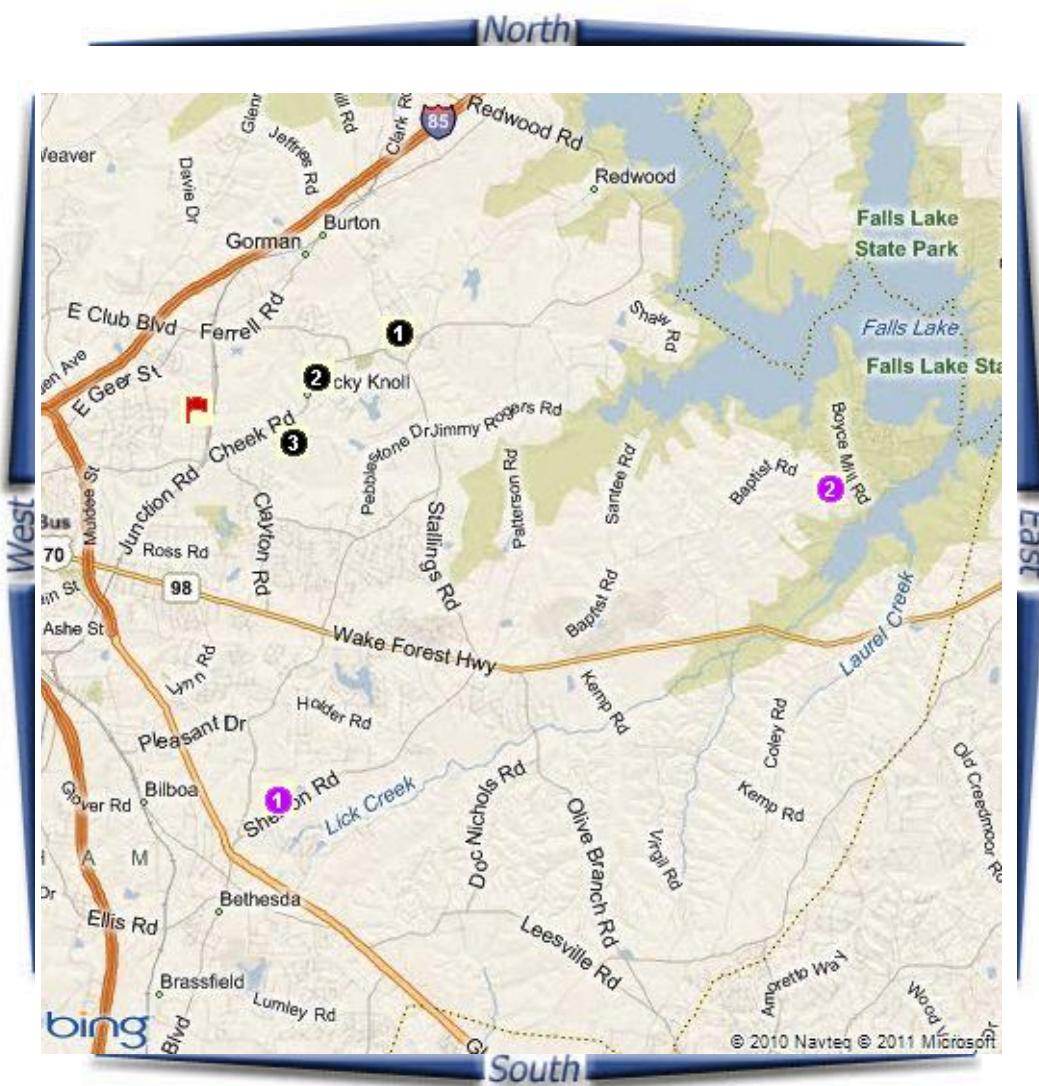
TMLS

Aerial View



	R C N N ER HFN DDRE 1007 JUNCTION RD	CoreLogic ORDER NO 6688964
	C E DURHAM, NC 27704	

## Road Map View



### Subject Property

1007 JUNCTION RD  
DURHAM, NC 27704

#### ① Comp. Listing 1

4015 CHEEK RD  
DURHAM, NC 27704

Dist From Subject: 2.15 Miles

#### ② Comp. Listing 2

3510 CHEEK RD  
DURHAM, NC 27704

Dist From Subject: 1.24 Miles

#### ③ Comp. Listing 3

901 ARVIN RD

DURHAM, NC 27704

Dist From Subject: 1.01 Miles

#### ① Closed Sale 1

1612 SHERRON RD  
DURHAM, NC 27703

Dist From Subject: 3.98 Miles

#### ② Closed Sale 2

1907 WENTZ DR  
DURHAM, NC 27703

Dist From Subject: 6.35 Miles

#### ③ Closed Sale 3 (Unable To Map)

12911 Boyce Mill Road

Raleigh, NC 27616

Dist From Subject: 8 Miles